

# For Lease Hoover & Taylor Industrial Complex

541, 561, 563, 760, 768, 770, 772 & 774 N. Twin Oaks Valley Road, San Marcos



Steve Crockett  
scrockett@lee-associates.com  
760.448.2439  
CalDRE Lic. #01027524

 **LEE &  
ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

1902 Wright Pl, Ste 180 | Carlsbad, CA 92008 | 760.929.9700 | lee-associates.com





# Project Highlights

- 541, 561, 563, 760, 768, 770, 772 & 774 N. Twin Oaks Valley Road
- Flexible sized industrial units for small & large tenants
- Street exposure/tenant identity to N. Twin Oaks Valley Road
- Local ownership and property management
- Excellent access to Highway 78 & Interstate 15
- Close proximity to the Sprinter Station
- Deli on-site on the North part of the project
- Close to nearby retail amenities
- Internet service provided by Cox Communications
- Grade level truck loading doors



Steve Crockett  
scrockett@lee-associates.com  
760.448.2439  
CalDRE Lic. #01027524

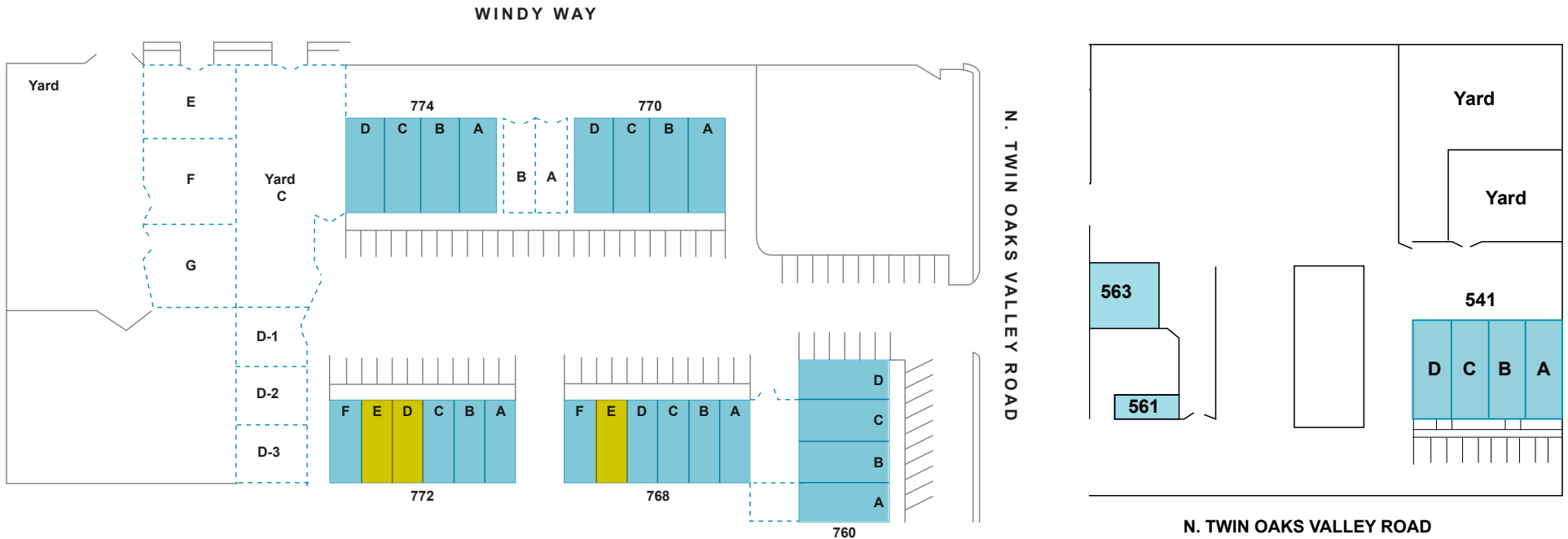


All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# Availability Overview

Suite	Size	Percent Office	Loading	Power	Availability	Base Rent
772 N. Twin Oaks Valley Rd, Ste D/E	2,000 SF	30%	Two 10' x 10' Roll-up Doors	Two 100 Amp Panels	Now	\$1.65/SF + Trash \$80.00 Per Month
768 N. Twin Oaks Valley Rd, Ste E	1,000 SF	20%	One 10' x 10' Roll-up Door	One 100 Amp Single-Phase Panel	Now	\$1.65/SF + Trash \$40.00 Per Month

 Available



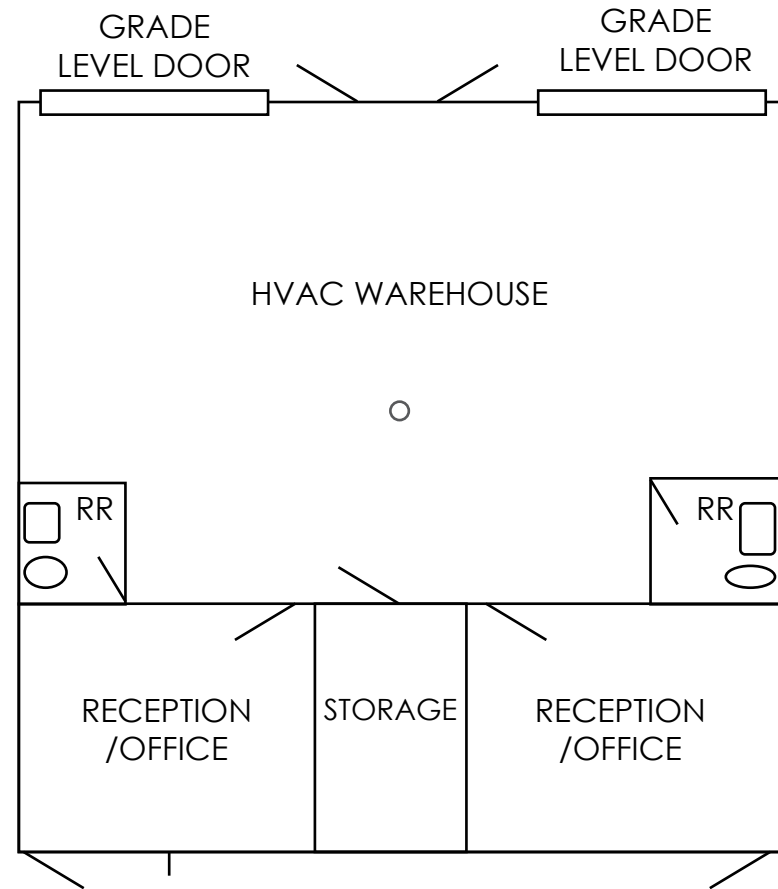
Steve Crockett  
 scrockett@lee-associates.com  
 760.448.2439  
 CalDRE Lic. #01027524



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# Floor Plan

<b>Suite</b>	772 N. Twin Oaks Valley Rd, Ste D/E
<b>Size</b>	2,000 SF
<b>Percent Office</b>	30%
<b>Loading</b>	Two 10' x 10' Roll-up Doors
<b>Power</b>	Two 100 Amp Panels
<b>Availability</b>	Now
<b>Comments</b>	Two Large Reception/Offices, Storage Room, Two Restrooms, Warehouse 100% Climate Controlled
<b>Base Rent</b>	\$1.65/SF + Trash \$80.00 Per Month



\*Floor plan not to scale

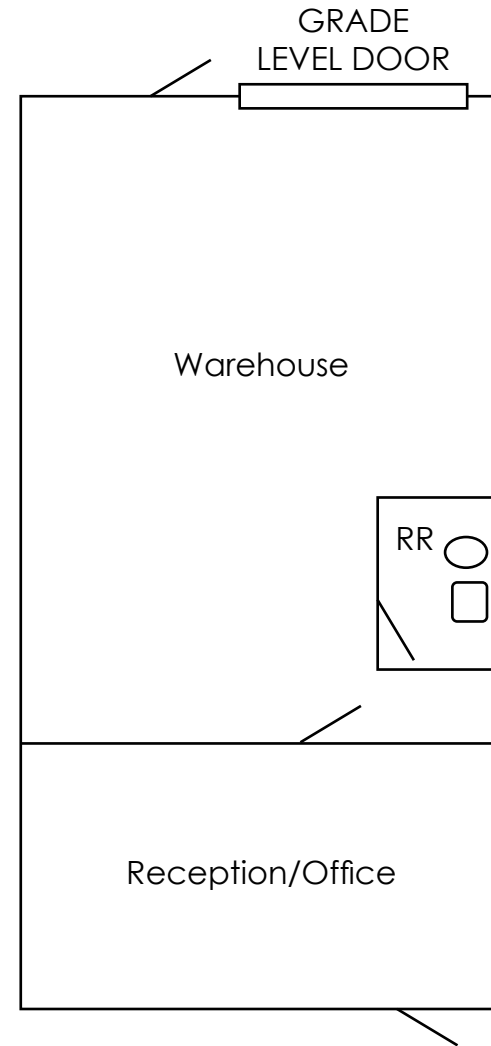
Steve Crockett  
 scrockett@lee-associates.com  
 760.448.2439  
 CalDRE Lic. #01027524



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.

# Floor Plan

<b>Suite</b>	768 N. Twin Oaks Valley Rd, Ste E
<b>Size</b>	1,000 SF
<b>Percent Office</b>	20%
<b>Loading</b>	One 10' x 10' Roll-up Door
<b>Power</b>	One 100 Amp Single-Phase Panel
<b>Availability</b>	Now
<b>Comments</b>	Reception/Office, Restroom, and Warehouse
<b>Base Rent</b>	\$1.65/SF + Trash \$40.00 Per Month



*\*Floor plan not to scale*

Steve Crockett  
scrockett@lee-associates.com  
760.448.2439  
CalDRE Lic. #01027524



All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.



# Aerial Map

